

Change of Zone 3269

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps attached to and made  
2 a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the  
3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown  
4 thereon.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That the "Lincoln Zoning District Maps" attached to and made a part of  
7 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
8 boundaries of the districts established and shown on said Maps as follows:

9           A portion of Lot 43 Irregular Tract, located in the Northeast  
10 Quarter of Section 17, Township 9 North, Range 7 East of the  
11 Sixth P.M., Lancaster County, Nebraska, more particularly  
12 described by metes and bounds as follows:

13           Commencing at the East Quarter corner of Section 17,  
14 Township 9 North, Range 7 East of the Sixth P.M., Lancaster  
15 County, Nebraska; thence north 00 degrees 00 minutes 00  
16 seconds west (an assumed bearing) on the east line of the  
17 Northeast Quarter of said Section 17, a distance of 285.00  
18 feet; thence south 89 degrees 53 minutes 46 seconds west, a  
19 distance of 33.00 feet; thence north 00 degrees 00 minutes 00  
20 seconds west, a distance of 115.06 feet; thence south 90  
21 degrees 00 minutes 00 seconds west, a distance of 17.00 feet;  
22 thence north 00 degrees 00 minutes 00 seconds west, a  
23 distance of 150.00 feet to the point of beginning; thence north  
24 49 degrees 59 minutes 19 seconds west, a distance of 348.16  
25 feet; thence north 00 degrees 04 minutes 02 seconds east, a  
26 distance of 134.22 feet; thence north 16 degrees 53 minutes  
27 42 seconds east, a distance of 142.43 feet; thence north 00  
28 degrees 04 minutes 02 seconds east, a distance of 548.15  
29 feet; thence north 89 degrees 53 minutes 46 seconds east, a  
30 distance of 241.47 feet; thence south 00 degrees 00 minutes

1 00 seconds east, a distance of 1042.94 feet; thence north 90  
2 degrees 00 minutes 00 seconds west, a distance of 17.00 feet  
3 to the point of beginning; and containing a calculated area of  
4 240,119.99 square feet or 5.51 acres more or less;

5 be and it hereby is transferred from the R-1 Residential District to the H-4 General  
6 Commercial District and is hereby made a part of the H-4 General Commercial District and  
7 governed by all the provisions and regulations pertaining to the H-4 General Commercial  
8 District.

9 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of  
10 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
11 boundaries of the districts established and shown on said Maps as follows:

12 A portion of Lot 43 Irregular Tract, located in the Northeast  
13 Quarter of Section 17, Township 9 North, Range 7 East of the  
14 Sixth P.M., Lancaster County, Nebraska, more particularly  
15 described by metes and bounds as follows:

16 Commencing at the East Quarter corner of Section 17,  
17 Township 9 North, Range 7 East of the Sixth P.M., Lancaster  
18 County, Nebraska; thence north 00 degrees 00 minutes 00  
19 seconds west (an assumed bearing) on the east line of the  
20 Northeast Quarter of said Section 17, a distance of 285.00  
21 feet; thence south 89 degrees 53 minutes 46 seconds west, a  
22 distance of 33.00 feet to the point of beginning; thence south  
23 89 degrees 58 minutes 09 seconds west, a distance of 391.61  
24 feet; thence north 00 degrees 05 minutes 37 seconds east, for  
25 a distance of 1280.61 feet; thence north 89 degrees 46  
26 minutes 25 seconds west, for a distance of 140.49 feet; thence  
27 north 00 degrees 00 minutes 33 seconds east, for a distance  
28 of 26.09 feet; thence north 89 degrees 53 minutes 46 seconds  
29 east, for a distance of 288.53 feet; thence south 00 degrees 04  
30 minutes 02 seconds west, for a distance of 548.15 feet; thence  
31 south 16 degrees 53 minutes 42 seconds west, for a distance  
32 of 142.43 feet; thence south 00 degrees 04 minutes 02  
33 seconds west, for a distance of 134.22 feet; thence south 49  
34 degrees 59 minutes 19 seconds east, for a distance of 348.16  
35 feet; thence south 00 degrees 00 minutes 00 seconds east, for  
36 a distance of 150.00 feet; thence north 90 degrees 00 minutes

1 00 seconds east, for a distance of 17.00 feet; thence south 00  
2 degrees 00 minutes 00 seconds east, for a distance of 115.06  
3 feet to the point of beginning and containing a calculated area  
4 of 271,779.63 square feet or 6.239 acres more or less;

5 be and it hereby is transferred from the R-1 Residential District to the R-T Residential  
6 Transition District and is hereby made a part of the R-T Residential Transition District and  
7 governed by all the provisions and regulations pertaining to the R-T Residential Transition  
8 District.

9 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of  
10 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the  
11 boundaries of the districts established and shown on said Maps as follows:

12 A portion of Lot 43 Irregular Tract, located in the Northeast  
13 Quarter of Section 17, Township 9 North, Range 7 East of the  
14 Sixth P.M., Lancaster County, Nebraska, more particularly  
15 described by metes and bounds as follows:

16 Commencing at the East Quarter corner of Section 17,  
17 Township 9 North, Range 7 East of the Sixth P.M., Lancaster  
18 County, Nebraska; thence north 00 degrees 00 minutes 00  
19 seconds west (an assumed bearing) on the east line of the  
20 Northeast Quarter of said Section 17, a distance of 285.00  
21 feet; thence south 89 degrees 53 minutes 46 seconds west, a  
22 distance of 33.00 feet; thence south 89 degrees 58 minutes 09  
23 seconds west, a distance of 391.61 feet to the point of  
24 beginning; thence south 89 degrees 58 minutes 09 seconds  
25 west, a distance of 138.60 feet; thence north 00 degrees 00  
26 minutes 33 seconds east, for a distance of 130.00 feet; thence  
27 north 89 degrees 58 minutes 09 seconds east, for a distance  
28 of 130.00 feet; thence north 00 degrees 00 minutes 33  
29 seconds east, for a distance of 105.00 feet; thence south 89  
30 degrees 58 minutes 09 seconds west, for a distance of 130.00  
31 feet; thence north 00 degrees 00 minutes 33 seconds east for  
32 a distance of 1046.24 feet; thence south 89 degrees 46  
33 minutes 25 seconds east, for a distance of 140.49 feet; thence  
34 south 00 degrees 05 minutes 37 seconds west, for a distance  
35 of 1280.61 feet to the point of beginning, and containing a  
36 calculated area of 165,092.19 square feet or 3.789 acres,  
37 more or less;

1 be and it hereby is transferred from the R-2 Residential District to the R-T Residential  
2 Transition District and is hereby made a part of the R-T Residential Transition District and  
3 governed by all the provisions and regulations pertaining to the R-T Residential Transition  
4 District.

5 Section 4. That this ordinance shall take effect and be in force from and after its  
6 passage and publication according to law.

Introduced by:

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Approved as to Form & Legality:

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City Attorney

Staff Review Completed:

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Administrative Assistant